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**To:** Zoning Administrator Hearing  
**Subject:** Additional Materials Received

Item No. 3a: Additional Materials Received  
Zoning Administrator Hearing—November 28, 2012  
Sweet Baby Jane Bakery MUP (PA2012-138)

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**From:** Patricia Ganz [<mailto:patricia.ganz@inetmail.att.net>]  
**Sent:** Wednesday, November 28, 2012 10:24 AM  
**To:** Wisneski, Brenda  
**Subject:** New bakery - Sweet Baby Jane

Brenda Wisneski, Zoning Administrator -

Thank you for taking the time to consider our comments regarding the above matter. We have been in a service oriented business, here in CdM (at the same location) for 30 years and have witnessed many changes and tremendous growth - a few missed opportunities and many successful endeavors. I would like to comment on the Sweet Baby Jane application. We are greatly concerned about the intensification of the use of this building, a building that provides no parking whatsoever. In addition to the parking demand of the proposed bakery, there are residential units in the back that have no parking, plus the other half of the retail building, which is not yet permanently occupied, will also need parking. It is clear that a bakery with indoor and outdoor seating intensifies the use of this building much more than a non-food serving commercial / retail use. The bakery will have cooks and service personnel in addition to customers. The employees will, of necessity, park on the street and leave their cars there for the duration of their work shifts, impacting parking in the area much more than non-food serving commercial retail uses who employ fewer people and cater to fewer customers. We have seen the parking on the residential streets adjacent to Coast Highway become extremely congested, as well as any other business parking lots that support the adjacent commercial buildings. People will park wherever they can find a spot, whether it is partially blocking a driveway or parking in a lot that is supporting retail or service businesses for a specific building. A food serving use with outdoor dining is simply an intensification of the use in this building, as well as the surrounding residences and businesses which should be grounds for disapproval.

Thank you for your consideration.

BayWind Services  
3810 East Coast Highway, Ste. 4  
Corona del Mar, CA 92625